

WARRANTY DEED

THIS INDENTURE, made and entered into this **14th day of February, 2006**, by and between **Nicole D. Sprecher a(n) unmarried woman**, hereinafter called Grantors, and **Kenneth Halle, a(n) married man**, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Walls**, County of **DeSoto**, State of **Mississippi**, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Subdivision Restrictions, Building Lines and Easements of record in Plat Book 71, Pages 43-44; Deed Restrictions in Book 378, Page 242; all in said Register's Office, and except for 2006 City of Walls and 2006 DeSoto County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Nicole D. Sprecher
Nicole D. Sprecher

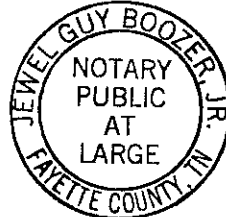
and
Chas. Trach

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nicole D. Sprecher** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this **14th day of February, 2006**.
My commission expires:


Notary Public



My Commission Expires
06-28-06

Grantor's Name and Mailing Address:

Nicole D. Sprecher
3510 Hancock St #140
Bellevue, NE 68005
(402) 932-3890
(N/A)

Grantee's Name and Mailing Address:

Kenneth Halle
5592 Kaitlyn Drive East
Walls, MS 38680
(662) 536-4608
(N/A)

Property Address:

5592 Kaitlyn Drive East
Walls, MS 38680

Person responsible for the
payment of taxes:

Kenneth Halle
5592 Kaitlyn Drive East
Walls, MS 38680
(662) 536-4608
(N/A)

Prepared by: Marc Diaz
CloseTRAK, LLC
7535 Highway 64
Memphis, TN 38133
901-333-1357

Return to:

CloseTRAK
7535 Hwy 64
Memphis, TN 38133
(901) 333-1357

EXHIBIT "A"

Lot 92, Kaitlyn Ridge Subdivision, in Section 4, Township 2 S, Range 9 W, as per plat thereof recorded in Plat Book 71, Pages 43-44, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Warranty Deed of record at Instrument No. Book 423, Page 438, all in said Register's Office

Parcel Number: 2092-0402.0-00092.00

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